



Planning Commission
App. No. 012-2016-TA

Zoning Text Amendment Granger Township

Meeting:	March 2, 2016
Applicant:	Granger Township Zoning Commission
Hearing:	March 1, 2016 (Zoning Commission)
Amendments:	Article II, General Provisions, new Section 203.D.13 Outdoor Wood-Fired Boilers (“OWB”) Article XI, Definitions, <ul style="list-style-type: none">• New definition of “Outdoor Wood Burning Furnace/Outdoor Wood-Fired Hydronic Heater/Boiler”;• Revised definition of “Structure”
Reviewer:	Susan Hirsch

Proposed Amendment:

New text is **bold and underlined**, deleted text is indicated as ~~strikeout~~ and Staff Comments are *italicized*.

ZONING RESOLUTION OF GRANGER TOWNSHIP, MEDINA COUNTY, OHIO

1. Add entire new section to read:

ARTICLE II GENERAL PROVISIONS

Section 203 Regulations Applicable to all Districts or Zones

D. General Regulation of Structures and Construction

13. Outdoor Wood Fire Boilers (“OWB”)

a. **Purpose**

It is the purpose of this Section to regulate the location and construction of OWBs within the Township in order to protect the public health, safety, and welfare of the residents.

b. **Zoning Permit Required**

1) **A description of the type of OWB proposed, including verification of compliance with current EPA standards;**

2) **A plot plan of the lot, premises, or parcel of land showing the location of the proposed OWB;**

“Plot plan is not defined. Staff suggests using the term “survey” or “map”.

3) **Plans depicting the specifications and elevations of the proposed location, prevailing wind direction, and neighbor residences;**

It may be difficult to provide the “prevailing wind direction”. Also suggest replacing the word “neighbor” with “adjacent”.

- 4) **Details of the method of assembly and construction of the proposed OWB;**
 - 5) **A fee, as required in Section 702.C.6**
- c. **General Requirements for OWBs**
- 1) **Location**
 - a) **An OWB must be a dual stage OWB placed no closer than 300 feet from any residence not served by the OWB.**
 - b) **Fuel Used. Only use listed fuels recommended by the manufacturer of your unit. Never use the following: trash, plastics, gasoline, rubber, naphtha, household garbage, material treated with petroleum products (particle board, railroad ties and pressure treated wood), leaves, paper products, wood pallets and cardboard.**
 - c) **Loading Fuel. For a more efficient burn, pay careful attention to loading times and amounts. Follow the manufacturer’s written instructions for recommended loading times and amounts.**
 - d) **Starters. Do not use lighter fluids, fuel oil, gasoline or chemicals.**
 - e) **Placement. It is recommended that the unit be located with due consideration to the prevailing wind direction.**
 - f) **OWB stack or chimney height must be 2 feet higher than the peak of the residence served by the OWB.**

Requirements a), e), and possibly f) are “Location” related and are appropriately placed. It is suggested that “Fuels/Starters” be a separate category of requirements and b), c), and d) be placed under this category.

2. ARTICLE XI, DEFINITIONS

New definition:

Outdoor Wood Burning Furnace/Outdoor Wood-Fired Hydronic Heater/Boiler: An outdoor wood-fired boiler (referred to herein as “OWB”) is a structure and includes a hydronic heater and outdoor wood furnace or other free standing wood or material burning device which is installed, affixed or ~~situation~~ situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space or water source.

Revised definition:

Structure: Anything constructed, ~~or~~ erected **or placed** which requires location on or in the ground, including signs, billboards, **outdoor wood-fired boilers (or OWB)**, and satellite dishes, but not including fences or walls used as fences.

Adding “or placed” makes this definition overly broad. Suggest the following wording that would allow for items such as wood-fired boilers but not include anything placed on the property:

*Anything constructed, or erected which requires location on or in the ground **or attached to something having location on the ground**, including signs, billboards, **outdoor wood-fired boilers (or OWB)**, and satellite dishes, but not including fences or walls used as fences.*

Staff Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** for the above proposed text amendments to the Granger Township Zoning Resolution subject to Staff Comments. Staff further recommends that Granger Township submit this text amendment to the Prosecutors Office for their final review.

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